

HOME INSPECTION REPORT



27 Hook Ave

Toronto

Prepared for: **The Babiak Team**

Prepared by: **Bob Papadopoulos P.Eng., RHI** *

Inspection Date: **June 18 2025**



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read: <https://redbrickinspections.ca/home-inspection-terms-and-conditions/>

Please Read: <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsOfPractice-OAHI-Rev.pdf>

* please see credentials at end of report

SIGNIFICANT ITEMS

*This page should not be considered as the complete report.
Please read all other forms contained within the Home
Inspection Report*

*For the purposes of this report,
the front of the house is considered
to be facing: North*

ROOFING	The roof surfaces through-out are overall in good repair. See details.
EXTERIOR	See details for general repairs and maintenance.
STRUCTURE	Overall well built house. Masonry repairs required - see details.
ELECTRICAL	The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.
HEATING	20-yr-old mid-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-25-yrs.
COOLING/ HEAT PUMPS	none
INSULATION/ VENTILATION	Restricted access to roof and wall spaces therefore insulation not determined.
PLUMBING	The watermain will require upgrading if better water pressure is desired. The supply piping in the house is copper. Further evaluation to main waste drain. The washrooms and kitchens are older.
INTERIOR	Older finishes. Some upgraded windows. Overall well maintained.

OVERALL RATING

The following rating reflects both the original quality of construction and the *overall* current condition of the home, based on a comparison to *similar* homes.

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Below Typical

Typical

Above Typical

Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:

www.redbrickinspections.ca

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
27 Hook Ave		ROOFING/Chimneys		June 18 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Northeast
Modified Bitumen:	Flat:	Medium deck		
Modified Bitumen:	2nd Flat:	Low upper		
Limitations				
Roof Inspected By:	Access Limited By:		Chimney Access Limited By:	
From Grade Walking On	Height Deck			
From Edge	Tree			
Observations/Recommendations				
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p>Sloped Surface: overall surface in good repair</p> <div>    </div> <p>2nd Flat: overall surface in good repair</p> <p>Flat Surface: mostly not visible, parapet at southeast leaking (stain in ceiling)- requires maintenance/ flashing - minor repair overall</p> <div>    </div> <p>Comments: upper roof deck: unsafe opening at northwest - repair</p> <div>  </div>				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

Description

Gutters & Downspouts:

Aluminum:

Downspout(s) Discharge:

Various Above Grade

Lot Topography:

Flat

Walls & Wall Structures:

Brick

Wood Shingles

Limitations

Exterior Inspection from Ground Level

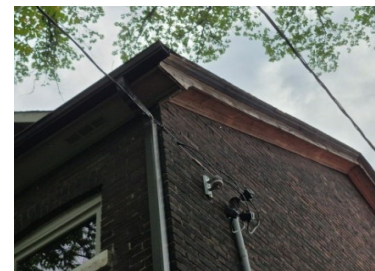
Observations/Recommendations****Gutters/Downspouts:** requires maintenance/cleaning

DECK step settlement, poorly supported, missing rails, repair/improve/replace

PORCH columns leaning, older condition though continue to monitor and budget to repair/replace, porch has settled away from house - old condition though recommend installing anchors/fasteners to secure to house- contact specialist for best approach

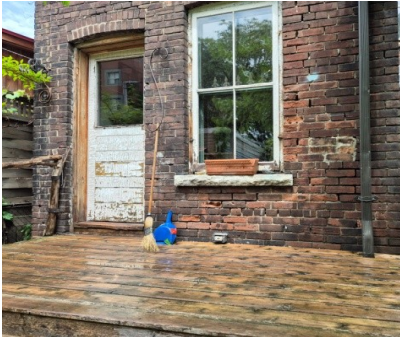




****Window Well:** budget to install/if renovating basement/damp proofing**DOORS/WINDOWS:** requires general repairs and maintenance, or replace if more cost effective

Soffit & Facia: budget for painting/maintenance or cap with metal




Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

** Any or all these items may contribute to **Basement Leakage**. Please see Interior Page



REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
27 Hook Ave		STRUCTURE		June 18 2025
Description				
Configuration: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
Limitations				
Restricted Access to: Wall Space Roof Space Flat Roof Space		Foundation Wall Not Visible: <u>50</u> %		
Observations/Recommendations				
<p>overall well built house</p> <p>FLOORS: minor sagging around stair areas though typical for older house</p> <p>WALLS: Masonry: overall general mortar repairs/brick replacement as required Masonry Arch: as above</p> <div>    </div> <p>FOUNDATIONS: general mortar maintenance as required and/or renovating basement</p> <div>   </div>				

REFERENCE LINK		http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf	
27 Hook Ave		ELECTRICAL	
		June 18 2025	
Description			
Service Size:	100	AMP (240volts)	Service Entrance Cable:
Main Disconnect/Service Box			Location: Overhead
Rating:	100	AMP	Type of material: Not Visible
Description:	Breakers		
Location:	Basement		
Distribution Panel		System Grounding:	
Rating:	100	AMP	Description: Copper
Description:	Breakers		Location: Water Pipe
Location:	Basement		Ground Fault Circuit Interrupter:
Auxiliary Panel(s):		Outlets	Location: Outside
Rating:	AMP	Description:	Bathroom(s)
Description:		Number of Outlets:	
Location:		Arc Fault Circuit Interrupter:	Location:
Limitations			
Main Disconnect Cover Not Removed			
Observations/Recommendations			
<p>SERVICE ENTRANCE: overall in good repair</p> <p>SERVICE PANEL: overall in good repair</p> <p>panel obstructed - cover not removed</p> <div data-bbox="589 1081 1076 1419" data-label="Image"> </div> <p>BRANCH WIRING: random sampling determined the wiring has been upgraded throughout</p> <p>GFCI: exterior - cover missing</p>			
<p>Note 1: All recommendations are safety issues - Treat them as high priority.</p> <p>Note 2: Please ensure accurate labelling on panels.</p>			

REFERENCE LINK	http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf						
27 Hook Ave		HEATING				June 18 2025	
Description							
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:	
Forced Air Furnace:	Mid	70 x1000BTU/hr	20 yrs.	20+ yrs.	Gas	Meter-Exterior	
Exhaust Vent Arrangement: Metal Through Masonry Chimney							
Limitations					Furnace Performance		
Heat Loss Calculations Not Done					Summer Test Procedure		
Heat Exchanger- Inaccessible					Supply Temp F:		
					Return Temp F:		
Observations/Recommendations							
<p>FORCED AIR FURNACE: continue servicing until replacement becomes necessary recommend obtaining replacement parts/servicing contract</p> <p>Filter: replace 1-per-3 months</p> <div></div>							

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
27 Hook Ave	COOLING/Heat Pumps		June 18 2025
Description : none			
Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
Limitations			Cooling Performance
			Supply Temp F: Return Temp F:
Observations/Recommendations			

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf		
27 Hook Ave		INSULATION/VENTILATION		June 18 2025
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
				Roof
				Roof Soffit
Limitations				
Access Not Gained To Wall Space		Access Not Gained To Roof Space		
Access Not Gained To Flat Roof				
Observations/Recommendations				
<p>Note: adding insulation is considered an improvement rather than a repair</p> <p>R-values are estimated</p>				

REFERENCE LINK		http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf
27 Hook Ave		<div>PLUMBING</div> <div>June 18 2025</div>
Description		
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Not Visible	Basement-Front	Below Average
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	Type: Conventional
	Cast Iron	Fuel Type: Gas
		Capacity: 50 Gal
		Age Yrs.: 4
		Life Expectancy: 15
Limitations		
Isolating/Relief Valves & Main Shut Off Valves Not Tested		Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected		Tub/Sink Overflows Not Tested
Observations/Recommendations		
<p>WATERMAIN: not determined - possibly older lead or galvanized steel pipe- recommend upgrade to copper contact city to arrange replacement lead testing kits available from city centers</p> <p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: basement: rusting components, monitor, budget to replace, replace if renovating basement,</p> <p>Basement Floor Drain: none found - suspect none - further evaluation - install if required/if renovating suspect older main drain to city, recommend video-scan, risk of tree roots recommend installing backflow valve to main waste drain if/when installing floor drain</p> <div>   </div> <p>Washroom(s): old, anticipate renovations Kitchen(s) old, anticipate renovations</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
27 Hook Ave		INTERIOR		June 18 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Resilient			Casement	French
			Fixed	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:		Single Glazing	
			Double Glazing	
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>50</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: old, anticipate renovations</p> <p>Trim/Cabinets/Counters: old, anticipate renovations</p> <p>Windows/Doors: various upgraded units, upgrade older units as required screens required in upper levels for safety</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling typical efflorescence, staining and dampness for older foundation see steps below recommend damp-proofing if renovating basement</p>				
<p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p> <p>2. cracks/form ties on foundation: monitor/repair as required</p> <p>3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort</p> <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p>				



Bob Papadopoulos P.Eng, RHI

- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 residential and commercial buildings of various descriptions and reporting on conditions of major systems including structure, building envelope and mechanical systems, specific problem investigations and pre-renovation inspections. In the past Bob has helped train Home Inspectors and assisted in the creation of educational courses on home inspecting as well as taught Home Inspection courses at Seneca College. Bob also has experience in the construction industry inspecting many large scale projects through-out the GTA. He also served in the Canadian Navy as a Marine Mechanic and Ships Team Diver.

Professional Designations

- P.Eng. (Professional Engineer of Ontario) <http://www.peo.on.ca/>
 - RHI Registered Home Inspector <http://www.oahi.com/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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